183.0	0003	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	672,000 / 672,000
					USE VALUE:	672,000 / 672,000
					ASSESSED:	672,000 / 672,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
33		GOLDEN AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ROSPERICH GREGORY E
Owner 2:	RAGO FLORENCIA
Owner 3:	
Street 1:	33 GOLDEN AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	CALOCCIA THOMAS & -
Owner 2:	MIELE MICHELLE -
Street 1:	33 GOLDEN AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,965 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1950, having primarily Vinyl Exterior and 1440 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6965.000	231,700		440,300	672,000
Total Card	0.160	231,700		440,300	672,000
Total Parcel	0.160	231,700		440,300	672,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 466.67 | /Parcel: 466.6

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 123510

GIS Ref

GIS Ref

Insp Date 05/17/18

!14281!

PREVIOUS ASSESSMENT

Parcel ID 183.0-0003-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	231,700	0	6,965.	440,300	672,000	672,000	Year End Roll	12/18/2019
2019	101	FV	209,500	0	6,965.	440,300	649,800	649,800	Year End Roll	1/3/2019
2018	101	FV	209,500	0	6,965.	371,100	580,600	580,600	Year End Roll	12/20/2017
2017	101	FV	209,500	0	6,965.	339,600	549,100	549,100	Year End Roll	1/3/2017
2016	101	FV	209,500	0	6,965.	289,300	498,800	498,800	Year End	1/4/2016
2015	101	FV	204,400	0	6,965.	251,600	456,000	456,000	Year End Roll	12/11/2014
2014	101	FV	204,400	0	6,965.	232,700	437,100	437,100	Year End Roll	12/16/2013
2013	101	FV	204,400	0	6,965.	221,400	425,800	425,800		12/13/2012

PRINT

Date	Time
12/11/20	04:08:45

LAST REV

Date	Time
05/26/20	11:55:35
jorourke	
14281	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CALOCCIA THOMAS	1556-103	1	3/31/2020		655,000	No	No		
MAC NEILL IAN T	1406-130		10/20/2011		436,000	No	No		
DANIELL BRIAN E	1286-118		8/25/2004		425,000	No	No		
MACINNES JOHN D	1202-181		3/31/1999		259,500	No	No		A

USER DEFINED

Prior Id # 1:	123510
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/8/2004	232	Manual	3,000	C				replace sill on ga
3/28/2003	201	Redo Bat	12,000					

ACTIVITY INFORMATION

Date	Result	By	Name
5/26/2020	SQ Returned	JO	Jenny O
5/17/2018	MEAS&NOTICE	BS	Barbara S
7/2/2012	External Ins	BR	B Rossignol
1/20/2012	MLS	EMK	Ellen K
10/24/2008	Meas/Inspect	163	PATRIOT
7/6/2005	Permit Visit	BR	B Rossignol
9/20/2004	MLS	MM	Mary M
4/8/2000	Inspected	268	PATRIOT
1/4/2000	Mailer Sent		

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6965		Sq. Ft.	Site		0	70.	0.90	7									440,267						440,300	

Total AC/HA: 0.15989 | Total SF/SM: 6965 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 440,267 | Spl Credit | Total: 440,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	1.00500000
Adj $ / SQ:	169.594
Other Features:	68000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	314844
Depreciation:	83119
Depreciated Total:	231725

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3		Baths: 1			HB				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	2003
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

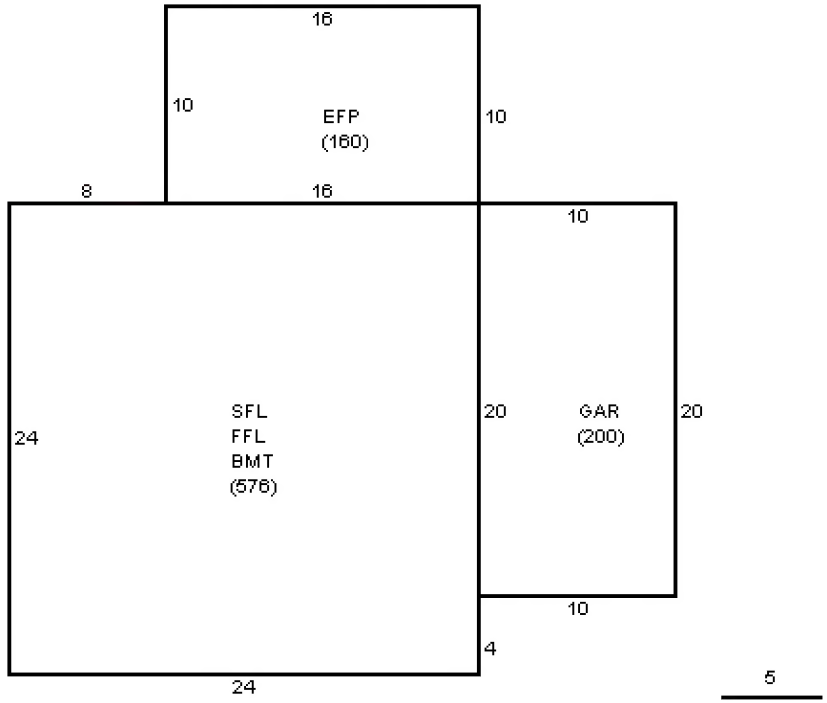
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	169.59
Special Features:	0	Val/Su Net:	110.97
Final Total:	231700	Val/Su SzAd	201.13

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	576	67.410	38,830
FFL	First Floor	576	169.590	97,686
SFL	Second Floor	576	169.590	97,686
GAR	Garage	200	27.640	5,528
EFP	Enclos Porch	160	44.460	7,114

Net Sketched Area:	2,088			Total:	246,844
Size Ad	1152	Gross Are	2088	FinArea	1440

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

183.0-0003-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: